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No. 497] HYDERABAD, TUESDAY, SEPTEMBER 14, 2010.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I-1)

DRAFT VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KAVADIGUDA, HYDERABAD.

[Memo. No. 6169 / I_1 /2010-3, Municipal Administration and Urban Development , 10th September, 2010.]

Whereas Sri A. Sudarshan and Others have represented that they have submitted building application to the Greater Hyderabad Municipal Corporation for the proposed construction of Commercial Shopping Complex-cum-Multiplex Complex (6 screens) with Basement-I,II,III, Silt for parking, Ground, 1st to 5th floors for Shops, Restaurant, Food Courts, 6th Floor Cinema lower lobby, 7th to 9th Floor Cinema Theatres (i.e., Screen 1to6) in Pr.No.1-3-1, in the premises of existing Kalpana Theatre, situated at Kavadiguda, Hyderabad. A Cinema theatre by name "Kalpana Theatre" is being run in the said property from 1964 which was earlier sanctioned and permitted by erstwhile Municipal Corporation of Hyderabad. As such the usage of the said building is already for running for cinema theatre and the existing property is not a residential use property but a Commercial use property and has also been notified under L.C.C. (Local City Commercial) use as per the HUDA earlier Master Plan as the property has been under commercial use before the inception of the old master plan.

And whereas the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad reported that in the proposed site there is an existing theatre viz., Kalpana Theatre in the site in Pr.No.1-3-1, Kavadiguda and is affected in the proposed 100' road widening to a depth of 22' towards northern side to an extent of 531.71 Sq. Mtrs. The applicant has to handover road affected portion to the GHMC at free of cost.

And whereas, Govt. have examined the representation of the applicants in consultation with the Commissioner, Greater Hyderabad Municipal Corporation and decided to convert the land use from Residential Use to Commercial Use.

Now, therefore, the following draft variation to land use envisaged in the Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad (Hyderabad Metropolitan Development Authority Core Area) approved in G.O.Ms.No.363, MA & UD Dept., Dated:21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008).

Accordingly a Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Pr.No. 1-3-1 Kavadiguda, Hyderabad to an extent of 8400 Sq.Yards, which is presently earmarked for Residential Use Zone in the Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad (Hyderabad Metropolitan Development Authority Core Area) approved in G.O.Ms.No.363, MA & UD Dept., Dated:21.08.2010, is now proposed to be designed as Commercial Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant shall surrender the land affected in widening of roads at Northern side, Southern side and Western side to GHMC free of cost.
17. that the uses permitted under Commercial Use Zone 2(c) in G.O.Ms.No.363, MA & UD Dept., Dated:21.08.2010, shall be allowed.

SCHEDULE OF BOUNDARIES

NORTH	:	100' wide Road
SOUTH	:	Road to be widened to 88' and private property.
EAST	:	Padmasali Colony
WEST	:	existing 4.88 Mtrs. wide land to be widened to 9.14 Mtrs.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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